

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2006 **Legislative Session**

Legislative Day # 1

BILL NO. 2005-11

Introduced by: Charles County Commissioners

**MAXIMUM HEIGHT, INTENSITY STANDARDS FOR MINI-WAREHOUSES AND
USES CORRESPONDING WITH TABLE OF PERMISSIBLE USES**

Date introduced: 11 / 21 / 2005

Public Hearing: 01 / 10 / 2006

Commissioners Action: 01 / 10 / 2006

Commissioner Votes: WC: Y, RF: Y, AS: N, EP: Y, CQK: Y

Pass/Fail: P

Effective Date: 01 / 20 / 2006

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.
~~Strikeouts~~ indicate matter deleted since Introduction of Bill.
Underlines indicate matter added since Introduction of Bill.

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2006 **Legislative Session**

Bill No. 2005- 11

Chapter. No. 297

Introduced by Charles County Commissioners

Date of Introduction November 21, 2005

BILL

1 AN ACT concerning

2 **MINI-WAREHOUSE FACILITIES**

3
4 FOR the purpose of

5 INCREASING THE MAXIMUM HEIGHT FOR MINI-WAREHOUSE
6 FACILITIES IN THE CC ZONE AND DEVELOPMENT DISTRICT,
7 INCREASING THE MAXIMUM INTENSITY FOR MINI-WAREHOUSE
8 FACILITIES IN THE CC AND CB ZONES, AND AMENDING PERMISSIBLE
9 USE TABLE WITH CORRESPONDING USE REQUIREMENTS.

10
11 BY repealing and reenacting, with amendments:

12
13 Chapter 297 - Zoning Regulations

14 Article XIII, §212 - Uses corresponding with Table of Permissible Uses

15 *Code of Charles County, Maryland*

16 (May 2004 Edition)

1 By amending:

2
3 Chapter 297 - Zoning Regulations

4 Article VI, §91, Figure VI-5 - Schedule of Zone Regulations: Commercial Zones

5 *Code of Charles County, Maryland*

6 (May, 2004 Edition)

7
8 Chapter 297 - Zoning Regulations

9 Article IV, §63, Figure IV-1 - Table of Permissible Uses.

10 *Code of Charles County, Maryland*

11 (May, 2004 Edition)

12
13 **SECTION 1.** BE IT ENACTED BY THE COUNTY COMMISSIONERS OF
14 CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as
15 follows:

16
17 **§297-212. Uses corresponding with Table of Permissible Uses**

18
19 **7.02.230 Mini-warehouses**

20
21 This use is permitted with conditions in the [CC, BP, PEP, and MX] **IG AND IH** Zones and is
22 permitted by special exceptions in the **CC, CV, CB, BP, PEP** and **MX** Zones, provided that the
23 following are met:

- 24
- 25 A. At least 75% of the total on-site storage space shall be contained in individual enclosed
26 stalls containing no more than 500 square feet each and no greater than 10 feet in height.
- 27
- 28 B. No activity other than the dead storage or transfer of nonvolatile goods or leasing of
29 storage space are permitted. Prohibited uses include but are not limited to miscellaneous

1 sales; fabrication or repair of vehicles, equipment or other goods; transfer-storage business
2 based on-site; residential uses, other than the resident manager's apartment; or any use
3 that creates a nuisance due to noise, odor, dust, light or electrical interference.
4

5 C. Site plans submitted with applications for mini-warehouse development shall clearly
6 demonstrate that adequate access for fire suppression and other emergency equipment is
7 provided to and within mini-warehouse facilities. Inner drive/parking lanes shall be a
8 minimum of 25 feet in width, with outermost lanes of such facilities a minimum of 35 feet
9 in width. As an alternative design, the outer most lanes of such facilities may be no less
10 than ten-foot inside turning radius, are installed for the turns at the corners of buildings on
11 the outermost access lanes, thereby maintaining a minimum thirty-foot uniform access
12 drive width. Buildings, bollards or other obstructions to traffic shall not interfere with the
13 turning radii at the corners.
14

15 **D. MINI-WAREHOUSES SHALL NOT BE ALLOWED TO USE METAL SIDING**
16 **ON THOSE ELEVATIONS THAT ARE VISIBLE FROM ADJOINING ROADS**
17 **AND STREETS.**
18

19 [D]E. If adjoining properties are used or zoned for residential purposes:
20

21 (1) Property lines not facing a street shall be improved with a minimum six-foot-high,
22 one-hundred-percent opaque solid wooden fence or masonry wall along the entire
23 length, except for approved access crossing; such improvements are to be located
24 outside any public right-of-way and interior to a Level E Bufferyard as defined in
25 Article XXIII.
26

27 (2) Property lines not facing a street shall be provided with a minimum six-foot, one
28 hundred-percent opaque, wooden fence or masonry wall along the entire length
29 (except for approved access crossings); and all improvements are to be located

1 outside any public right-of-way and interior to a minimum twenty-foot landscape
2 strip or Bufferyard C as in Article XXIII.

3
4 [E]F. If all adjoining properties are used or zoned for other than residential purposes:

- 5
6 (1) Property lines not facing a street shall be improved with a minimum six-foot high,
7 one hundred-percent opaque solid wooden fence or masonry wall along the entire
8 length, interior to a ten-foot Bufferyard [A]B, as in Article XXIII.
- 9
10 (2) Property lines facing a street shall be provided with a minimum twenty-foot
11 landscape strip or buffer as specified in Article XXII and Appendix E and a
12 minimum six-foot-high, one-hundred-percent opaque wooden fence or masonry
13 wall along the entire length (except for approved access crossings) located outside
14 any public right-of-way and interior to any required landscape strips and/or buffers.
15 [The specific Bufferyard required shall be determined by the Road Corridor
16 Bufferyard and Building Setback Requirements Table I Article X.] **IN THE CC,**
17 **CB, CV, BP, IG AND PEP ZONES, A BUFFERYARD “B” SHALL BE**
18 **REQUIRED; A BUFFERYARD “C” SHALL BE REQUIRED IN THE MX**
19 **ZONE; AND, A BUFFERYARD “D” SHALL BE REQUIRED IN THE IH**
20 **ZONE, AS DEFINED IN ARTICLE XXIII.**

21
22 [F]G. Mini-warehouse facilities within the CB Zone **AND THE CC ZONE** shall be subject to
23 one of the following two requirements, in addition to Subsection A through [E]F:

- 24
25 (1) Mini-warehouse facilities shall be designed and constructed as multilevel
26 facilities, **IN ACCORDANCE WITH THE BASE ZONE**
27 **REGULATIONS FOR COMMERCIAL ZONES, FIGURE VI-5.**
28 Elevators [would typically] **SHALL** be incorporated to facilitate access to
29 upper floors. Front elevations shall be designed to enhance the streetscape

consistent with that of a “downtown” area, advancing the objectives of the Comprehensive Plan and **SUB-AREA PLANS** in terms of “development character” as it pertains to town centers; or

- (2) Mini-warehouse facilities shall be sited in locations removed from the streetfront, to the extent reasonable and practicable to allow for the location, contiguous to the public road, of uses that are appropriate to the objectives of the CB Zone, **CC ZONE, COMPREHENSIVE PLAN AND SUB-AREA PLANS.**

Article VI, §297-91. Figure VI-5 Base Zone Regulations

Amend by adding footnotes as follows:

- 5 THE MAXIMUM HEIGHT FOR MINI-WAREHOUSE FACILITIES, PERMISSIBLE USE #7.02.230, IN THE CC ZONE AND IN THE DEVELOPMENT DISTRICT AS PROVIDED IN THE CHARLES COUNTY COMPREHENSIVE PLAN, IS 60 FEET, FIVE STORIES;**
- 6 THE INTENSITY FOR MINI-WAREHOUSE FACILITIES, PERMISSIBLE USE #7.02.230, IN THE CC ZONE AND IN THE DEVELOPMENT DISTRICT AS PROVIDED IN THE CHARLES COUNTY COMPREHENSIVE PLAN, AND IN THE CB ZONE, IS 1.0 FAR. IN THE CC ZONE EXTERIOR TO THE DEVELOPMENT DISTRICT, THE MAXIMUM INTENSITY IS 0.6 FAR.**

§ 63. Figure IV- 1 Table of Permissible Uses. 7.02.230 mini-warehouses.

Amend as incorporated herein.

1 **SECTION 2.** BE IT FURTHER ENACTED, that this Act shall take effect TEN (10)
2 calendar days after it becomes law.

3
4 COUNTY COMMISSIONERS OF CHARLES COUNTY,
5 MARYLAND

6
7 _____
8 Wayne Cooper, President

9
10 _____
11 Robert J. Fuller, Vice President

12
13 _____
14 Allan R. Smith

15
16 _____
17 Edith J. Patterson

18
19 _____
20 Candice Quinn Kelly

21
22 ATTEST:

23
24 _____
25 Carolyn M. Schoonover, Acting Clerk